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1256

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT F. A. ALBERS and GEORGIA M. ALBERS, hus-

band and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

JOE M. McFADDEN and AMY L. McFADDEN,

husband and wife, grantees, the following described premises, situated in Klamath County Oregon, to-wit:

Lots 61 and 62 of Casitas, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations, rights and easements as shown on the plat and in the dedication of Casitas; Reservations and restrictions contained in deeds recorded December 1, 1952, Vol. 258, pages 83 and 84; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00.  
~~However, the actual consideration includes other property which is part of the consideration.~~  
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals  
this 9th day of April, 19 76

(SEAL) F. A. Albers (SEAL)

(SEAL) Georgia M. Albers (SEAL)

STATE OF OREGON, County of Klamath ) ss. April 13, 19 76

Personally appeared the above named F. A. Albers and Georgia M. Albers,  
husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Archie Reynolds*  
Notary Public for Oregon.  
My commission expires 4/23/77

After recording return to:

Mr. and Mrs. Joe McFadden

5628 Sidney Ave.

Long Beach, CA 90805

Until a change is requested, all tax statements shall be sent to the following name and address:

Joe M. and Amy L. McFadden

5628 Sidney Ave.,

Long Beach, California 90805

From the Office of  
GANONG & SISEMORE  
538 Main Street  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 13th day of April 1976, at 4:19 o'clock P.M., and recorded in book M 76 on page 5309. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By

EE \$ 3.00

Deputy